

1 BILL NO. R-89-05-17

2 DECLARATORY RESOLUTION NO. R-32-89.

3 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under
6 I.C. 6-1.1-12.1 for property
7 commonly known as 1830 Wayne
8 Trace, Fort Wayne, Indiana
9 46803 (Designer Switch-
10 Plate Co.).

11 WHEREAS, Petitioner has duly filed its petition dated
12 May 2, 1989, to have the following described property
13 designated and declared an "Economic Revitalization Area"
14 under Division 6, Article II, Chapter 2 of the Municipal Code
15 of the City of Fort Wayne, Indiana, of 1974, as amended, and
16 I.C. 6-1.1-12.1, to wit:

17 Part of the Northwest Quarter of Section 7,
18 Township 30 North, Range 13 East, Allen County,
19 Indiana, more particularly described as follows:
20 Commencing at the intersection of the
21 Northeasterly right-of-way line of Penn Central
22 Railroad (formerly Findlay, Fort Wayne and
23 Western Railroad) and the East right-of-way line
24 of Anthony Boulevard, said point being 30 feet
25 East of the West line of the Northwest Quarter
26 of Section 7, Township 30 North, Range 13 East;
27 thence North along the East right-of-way line of
28 Anthony Boulevard, a distance of 84.0 feet;
29 thence East with a deflection angle to the right
30 of 90 degr. 00 min. a distance of 190.0 feet;
31 thence north with a deflection angle to the left
32 of 90 degr. 00 min., a distance of 123.1 feet to
a point on the South right-of-way line of Wayne
Trace as widened (Dec. Res. #254-1913); thence
Southeasterly with a deflection angle to the
right of 123 degr. 29 min. along said right-of-
way line a distance of 88.5 feet to the true
point of beginning; thence Southeasterly along
said South right-of-way line of Wayne Trace a
distance of 461.7 feet; thence South with a
deflection angle to the right of 86 degr. 40
min. a distance of 200.97 feet to a point on the
North right-of-way line of the Penn Central
Railroad; thence Northwesterly with a
deflection angle to the right of 87 degr. 15
min. along said North right-of-way line a
distance of 22.25 feet; thence South with a
deflection angle to the left of 117 degr. 13
min. along the Penn Central Railroad right-of-
way line a distance of 14.55 feet; thence
Northwesterly with a deflection angle to the
right of 117 degr. 13 min. 00 sec. along the
North right-of-way line of Penn Central Railroad
a distance of 297.45 feet; thence Northerly
with a deflection angle to the right of 62 degr.
34 min. a distance of 296.0 feet to the point of
beginning, containing 2.07 acres.

said property more commonly known as 1830 Wayne Trace, Fort
Wayne, Indiana 46803.

1 WHEREAS, said project will create 4 additional
2 permanent jobs for a total additional annual payroll of
3 \$56,000.00, with the average new annual job salary being
4 \$14,000.00; and

5 WHEREAS, the total estimated project cost is
6 \$35,000.00; and

7 WHEREAS, it appears that said petition should be
8 processed to final determination in accordance with the
9 provisions of said Division 6.

10 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
11 THE CITY OF FORT WAYNE, INDIANA:

12 SECTION 1. That, subject to the requirements of
13 Section 6, below, the property hereinabove described is hereby
14 designated and declared an "Economic Revitalization Area"
15 under I.C. 6-1.1-12.1. Said designation shall begin upon the
16 effective date of the Confirming Resolution referred to in
17 Section 6 of this Resolution and shall continue for one (1)
18 year thereafter. Said designation shall terminate at the end
19 of that one-year period.

20 SECTION 2. That upon adoption of the Resolution:

21 (a) Said Resolution shall be filed with the Allen
22 County Assessor;

23 (b) Said Resolution shall be referred to the Committee
24 on Finance and shall also be referred to the
25 Department of Economic Development Requesting a
26 recommendation from said department concerning the
27 advisability of designating the above designated
28 area an "Economic Revitalization Area";

29 (c) Common Council shall publish notice in accordance
30 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
31 adoption and substance of this Resolution and
32 setting this designation as an "Economic
Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has
already been designated an allocation area under

1 I.C. 36-7-14-39, then the Resolution shall be
2 referred to the Fort Wayne Redevelopment
3 Commission and said designation as an "Economic
4 Revitalization Area" shall not be finally approved
5 unless said Commission adopts a resolution
6 approving the petition.

7 SECTION 3. That, said designation of the hereinabove
8 described property as an "Economic Revitalization Area" shall
9 apply to a deduction of the assessed value of personal
10 property for the new manufacturing equipment.

11 SECTION 4. That the estimate of the number of
12 individuals that will be employed or whose employment will be
13 retained and the estimate of the annual salaries of those
14 individuals and the estimate of the value of the new
15 manufacturing equipment, all contained in Petitioner's
16 Statement of Benefits, are reasonable and are benefits that
17 can be reasonably expected to result from the proposed
18 described installation of the new manufacturing equipment.

19 SECTION 5. The current year approximate tax rates for
20 taxing units within the City would be:

21 (a) If the proposed new manufacturing equipment is not
22 installed, the approximate current year tax rates
23 for this site would be \$11.4948/\$100.

24 (b) If the proposed new manufacturing equipment is
25 installed and no deduction is granted, the
26 approximate current year tax rate for the site
27 would be \$11.4948/\$100 (the change would be
28 negligible).

29 (c) If the proposed new manufacturing equipment is
30 installed, and a deduction percentage of eighty
31 percent (80%) is assumed, the approximate current
32 year tax rate for the site would be \$11.4948/\$100
(the change would be negligible).

SECTION 6. That this Resolution shall be subject to
being confirmed, modified and confirmed or rescinded after

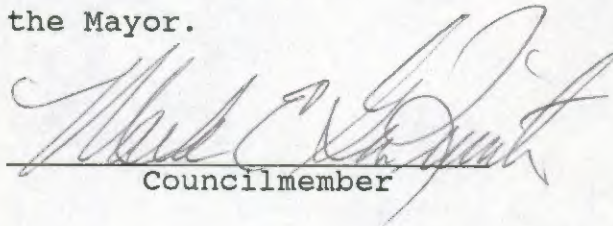
PAGE 4

public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

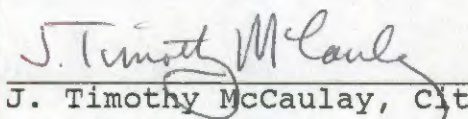
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five (5) years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Six Quarters, seconded by Kenis, and duly adopted, placed on its passage. PASSED ~~LAST~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>6</u>	_____	_____	<u>3</u>
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____
<u>HENRY</u>	_____	_____	_____	<u>✓</u>
<u>LONG</u>	<u>✓</u>	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>
<u>STIER</u>	_____	_____	_____	<u>✓</u>
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____

DATED: 5-23-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. 3-32-89 on the 23rd day of May, 1989.

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Redd
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of May, 1989, at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 30th day of May, 1989, at the hour of 6:00 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 11.4948
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 11.4948
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 11.4948

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☐ Yes ☒ No
- 2) Installation of new manufacturing equipment ☒ Yes ☐ No
- 3) No limitations on type of deduction (check if no limitations) ☒ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved; Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

5-23-89

* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING
EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	86%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%



Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.

2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.

3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.

4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body COMMON COUNCIL	County ALLEN
Name of Taxpayer DESIGNER SWITCH-PLATE CO	
Address of Taxpayer (Street, city, county) 1830 WAYNE TRACE, FT WAYNE, ALLEN	ZIP Code 46803

SECTION I: LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT		
Location of property if different from above		Taxing District
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: \$35,000 - PUNCH PRESSES, RIVET MACHINES, SPOT WELDERS, TEST FIXTURES, COPPER THREAD WINDERS		
(Attach additional sheets if needed)	Estimated Starting Date 6-26-89	Estimate Completion Date 7-10-89

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 4	Salaries 92,000	Number Retained 4	Salaries 92,000	Number Additional 4	Salaries 56,000

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT				
Current Values Plus estimated values of proposed project Less: Values of any property being replaced Net estimated values upon completion of project	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
			35,000	35,000

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY			
I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative Doug Ford	
Title President	Date of Signature 5-2-89	Telephone Number 219 426-1565	

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Designer Switch-Plate Co.

Site Location: 1830 Wayne Trace
Fort Wayne IN 46803

Councilmanic District: 1 Existing Zoning: M-2

Nature of Business: Manufacturing

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u>X</u>	<u> </u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Purchase of new manufacturing equipment used to process raw materials into components
needed for mechanical relays.

Type of Tax Abatement: Real Property Manufacturing Equipment X

Estimated Project Cost: \$ 35,000.00 Permanent Jobs Created: 4

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 5 year(s).

Comments:

Staff Rpd McPherson
Date 5-10-89

Director Mark D. Beale
Date 5/10/89

RECEIVED
MAY 09 1989
ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: DESIGNER SWITCH-PLATE CO.

Address of Applicant's Principal Place of Business:

1830 WAYNE TRACE
FORT WAYNE, IN 46803

Phone Number of Applicant: (219) 426 1565

Street Address of Property Seeking Designation:

SAME AS ABOVE

S.I.C. Code of Substantial User of Property: 3625

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment Area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within a platted industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the Urban Enterprise Zone?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Cost of Improvements: \$ _____

Development Time Frame:

When will physical aspects of improvements begin? _____

When is completion expected? _____

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? 736.42 for year 19 88.

Give a brief description of new manufacturing equipment to be installed at the project site.

2-PUNCH PRESSES, SPOT WELDERS, RIVET MACHINES, COPPER
THREAD WINDERS, TEST FIXTURES. (ALL EQUIPMENT IS
FOR MANUFACTURING RAW MATERIALS INTO COMPONENTS
NEEDED FOR MECHANICAL RELAYS.)

Cost of New Manufacturing Equipment? \$ 35,000

Development Time Frame:

When will installation begin of new manufacturing equipment? JUNE 26, 1989

When is installation expected to be completed? JULY 10, 1989

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 4

How many permanent jobs will be created as a result of this project?
4

Anticipated time frame for reaching employment level stated above?
BY END OF SEPT. 1989

Current annual payroll: 93,000

New additional annual payroll: 56,000

What is the nature of the new jobs to be created?

3 - ASSEMBLY

1 - PRODUCTION MANAGEMENT

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

LOCATION IS FT WAYNE ENTERPRISE CENTER. THE
WHOLE AREA NEEDS RE-VITALIZED)

In what Township is project site located? WAYNE

In what Taxing District is project site located? WAYNE

G. CONTACT PERSON:

Name & address of contact person for further information if required:

DOUG FORD 426-1565

1830 WAYNE TRACE

7404 ANTEBELLUM CT

FT WAYNE, IN 46803 (WORK)

FT WAYNE, IN 46815 (HOME)

Phone number of contact person (219) 426-1565

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Doug Ford
Signature of Applicant

5-2-89
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That

FORT WAYNE ENTERPRISE CENTER, LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP-----

Allen County, in the State of Indiana, (hereinafter called "Mortgagor"), Mortgage and
arrant to SUMMIT BANK, Fort Wayne, Allen County, in the State of Indiana, (hereinafter with its successors and
signs called the "Mortgagee"), the following Real Estate in Allen County, in the State of Indiana, to-wit:

Part of the Northwest Quarter of Section 7, Township 30 North, Range 13 East,
Allen County, Indiana, more particularly described as follows:

Commencing at the intersection of the Northeasterly right-of-way line of Penn
Central Railroad (formerly the Findlay, Fort Wayne and Western Railroad) and
the East right-of-way line of Anthony Boulevard, said point being 30 feet East
of the West line of the Northwest Quarter of Section 7, Township 30 North,
Range 13 East; thence North along the East right-of-way line of Anthony
Boulevard, a distance of 84.0 feet; thence East with a deflection angle to the
right of 90 degr. 00 min. a distance of 190.0 feet; thence North with a deflection
angle to the left of 90 degr. 00 min., a distance of 123.1 feet to a point on the
South right-of-way line of Wayne Trace as widened (Dec. Res. #254-1913); thence
Southeasterly with a deflection angle to the right of 123 degr. 29 min. along said
right-of-way line a distance of 88.5 feet to the true point of beginning; thence
Southeasterly along said South right-of-way line of Wayne Trace a distance of 461.7
feet; thence South with a deflection angle to the right of 86 degr. 40 min. a
distance of 200.97 feet to a point on the North right-of-way line of the Penn
Central Railroad; thence Northwesterly with a deflection angle to the right of
87 degr. 15 min. along said North right-of-way line a distance of 22.25 feet;
thence South with a deflection angle to the left of 117 degr. 13 min. along the
Penn Central Railroad right-of-way line a distance of 14.55 feet; thence Northwesterly
with a deflection angle to the right of 117 degr. 13 min. 00 sec. along the North
right-of-way line of Penn Central Railroad a distance of 297.45 feet; thence
Northerly with a deflection angle to the right of 62 degr. 34 min. a distance of
296.0 feet to the point of beginning, containing 2.07 acres.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

R-89-05-17.

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Purchase of new manufacturing equipment used to process

raw materials into components needed for mechanical relays. Total cost of

equipment is \$35,000.00 -- DESIGNER SWITCH-PLATE CO.

EFFECT OF PASSAGE Approval of tax abatement.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-89-05-17

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN
MARK E. GIAQUINTA, VICE CHAIRMAN
BRADBURY, SCHMIDT, STIER

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) a declaratory
resolution designating an "Economic Revitalization Area"
under I.C. 6-1.1-12.1 for property commonly known as 1830
Wayne Trace, Fort Wayne, Indiana 46803 (Designer Switch-Plate
Co.)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND
BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID

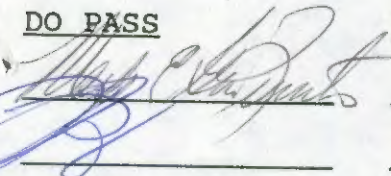
~~(ORDINANCE)~~ (RESOLUTION) _____

DO PASS

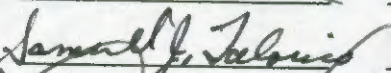
DO NOT PASS

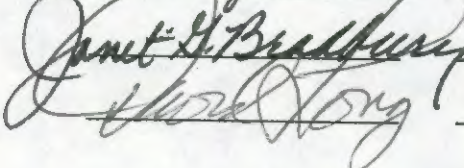
ABSTAIN

NO REC









DATED: 5-23-89.

Sandra E. Kennedy
City Clerk